



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

Date: June 22, 2015

To: Cody Scheel, Project Planner

From: Glenn Marshall, Development Services

Subject: **Public Works Comments on DRC2014-00117, Statton MUP, 1290 Ellis Ave, Cambria, APN 024-341-028**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

C:\Users\cscheel\AppData\Local\Temp\notesD30550\DRC2014-00117 Statton, Ellis Cambria.doc
UPDATED: June 22, 2015



Re: DRC2014-00117 STATTON, Coastal E-Referral, MUP, Cambria 

Michael Stoker to: Cody Scheel

06/18/2015 02:04 PM

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

Cody,

Please find the building departments comments for DRC2014-00117 below. Please let me know if you have nay questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a deck addition of 537 sq. ft at the rear of the property. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) Provide plans which clearly show the structural design for the proposed deck to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 3) The stairs will need to be detailed on the plans to verify compliance with CRC R311.7 for the rise, run, and handrail design.
- 4) The guardrail serving the deck will need to be detailed on the plans to verify compliance with R312 for the height, picket spacing, etc. If a glass system is proposed, engineering calculations may be required to provide justification for the loads imposed on the glass rail system.
- 5) Provide an electrical plan to show the location of all receptacles, light switches, lights, smoke detectors and Co alarms to verify compliance with CRC and CEC. Lighting will need to be provided on the path of travel.

Thanks

Michael Stoker

Building Division Supervisor, CASp

805.781.1543




CAMBRIA COMMUNITY SERVICES DISTRICT

 1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
 Telephone (805) 927-6223 • FAX (805) 927-5584

**CONFIRMATION OF WATER & SEWER AVAILABILITY
FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE**

Applicant(s):	Craig Statton	Date:	06/02/2015
Mailing Address:	1290 Ellis Av	Current Service type:	<input checked="" type="checkbox"/> Single Family
	Cambria, CA 93428		<input type="checkbox"/> Multi-Family # units
Service Location:	1290 Ellis		<input type="checkbox"/> Commercial
APN:	024.341.028		

Project description:	Deck Addition / no water fixtures involved
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Sewer and Water Impact Fees*			Approval Conditions	Required if X'd:
Application fee	\$55	\$55	Owner must provide District with a copy of county building permit issued for this project.	
Water/Sewer Plan Review	\$165		All Existing and New water fixtures must meet current standards under Title 4 of District Code. (CCSD plumbing code is more stringent than the 2010 CA Green Plumbing Code. Contact our office for more information.)	
Initial Water Inspection	\$99.50			
Final Water Inspection	\$49.75			
Fire Plan Review	\$350	\$350	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	
Fire Sprinkler System Review				
Additional Toilet(s)	@ \$400			
Additional Kitchen or Lavatory Sink(s)	@ \$400		Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. PLEASE CALL 927-6223 FOR INSPECTION.	
Additional Tub, Shower or Laundry	@ \$800		Requires PARCEL MERGER to allow water service across lot line. Project cannot be signed off until the merger is approved.	
Additional Bar or Utility Sink(s)	@ \$200		Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units. WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.	
Washing Machine	@ \$400			
Total		\$405.00		

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said Project is Authorized with Conditions as Indicated Above:

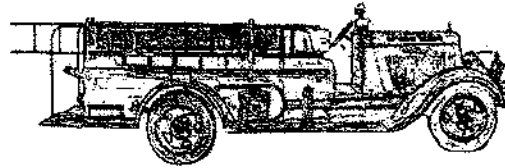
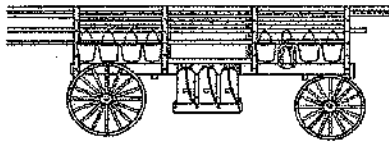
By: R. C. Gresens
Robert Gresens-CCSD Engineer RG/mr

CC: Fire Prevention Officer

FOR DISTRICT USE			
Approved Fixtures (post-remodel):		Retrofit Code:	Retrofit needed
Toilets			
Kitchen & Lavatory Sinks		Bldg. Permit received:	
Tubs and/or Showers			
Clothes Washer		Final Inspection date:	
Bar or Utility Sinks			

CAMBRIA FIRE DEPARTMENT

Established 1887



Mark Miller, Fire Chief

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: June 1, 2015

*This Project Requires Water Letter - NO

Building owners Name: Craig Statton

Project Address: 1290 Ellis Ave

Project type: Deck Addition

Building Permit Number: DRC 2014 - 00117

APN# 024-341-028

Square Footage of Existing Structure: Unknown

Square Foot of Proposed Addition: N/A

Sprinkler System required: No

24-hour supervised monitored system required: No, if under 70 heads

Nearest Fire Hydrant: On Ellis - 1000+GPM

Driveway Access: N/A Turnarounds required: No

Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: See attached

A handwritten signature in black ink that reads "Mark P. Miller". The signature is stylized with a large, looped 'M' and a cursive 'P'.

Mark Miller
Fire Chief

"Automatic Fire Sprinklers Save Lives!"

SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class-2 ignition-resistant construction shall be in accordance with Section 505.

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. Decking

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

2. Floor Projections, under floor areas

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

505.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2